

059.B

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

440,300 / 440,300

440,300 / 440,300

440,300 / 440,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		BOW ST, ARLINGTON

OWNERSHIP

Owner 1:	MURRAY JEANNE M/ANN E	Unit #:	1
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Owner 2:	
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Owner 3:	
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Street 1:	96-98 BOW STREET #1
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02474	Type:	
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PREVIOUS OWNER

Owner 1:	KELLY PATRICIA A -
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Owner 2:	-
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Street 1:	96-98 BOW STREET #1
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:	
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Postal:	02474
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NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Vinyl Exterior and 1217 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
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Z	R2	TWO FAMIL		water		
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o				Sewer		
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n				Electri		
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		Census:		Exempt		
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Flood Haz:						
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D				Topo		
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s				Street		
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t				Gas:		
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	440,300			440,300		152621
							GIS Ref
							GIS Ref
							Insp Date
							08/16/18

Source:	Market Adj Cost	Total Value per SQ unit /Card:	361.79	/Parcel:	361.7	Entered Lot Size	Parcel ID	059.B-0001-0001.0
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Total Card	0.000	440,300			440,300	Total Land:	Date	!5221!
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Total Parcel	0.000	440,300			440,300	Land Unit Type:	
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Source:	Market Adj Cost	Total Value per SQ unit /Card:	361.79	/Parcel:	361.7	Land Unit Type:	
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			Building Number 1.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 0	Rating: Average																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall: %				OthrFix:	Rating:																
Roof Struct: 4 - Flat				OTHER FEATURES																	
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Very Good																
Color: TAN				A Kits:	Rating:																
View / Desir: N - NONE				Frl:	Rating:																
GENERAL INFORMATION								WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1909	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict: G6		Fact:	.	Floor: 1 - 1st Floor																	
Const Mod:				% Own: 33.00000000																	
Lump Sum Adj:				Name: 48 - 7006																	
INTERIOR INFORMATION								DEPRECIATION				REMODELING									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL	RES BREAKDOWN									
Prim Int Wall: 2 - Plaster				Functional:		%		1	5	2	0										
Sec Int Wall: %				Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 3 - Hardwood				Override:		%															
Sec Floors: %				Total:	18.6 %			Totals													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				1	5	2											
Subfloor:				Basic \$ / SQ:	295.00																
Bsmnt Gar:				Size Adj.: 1.35000002																	
Electric: 3 - Typical				Const Adj.: 0.97990203																	
Insulation: 2 - Typical				Adj \$ / SQ: 390.246																	
Int vs Ext: S				Other Features: 66000																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO		Central Vac:	NO	Adj Total: 540929																	
% Com Wall:		% Sprinkled:		Depreciation: 100613																	
Mobile Home				Depreciated Total: 440317																	
SPEC FEATURES/YARD ITEMS				WtAv\$/SQ:		AvRate:		Ind.Val:					IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
PARCEL ID 059.B-0001-0001.0																					
More: N Total Yard Items: Total Special Features: Total:																					